

Property Record Card - Alan Harold, Stark County Auditor

Generated 10/9/2018 11:14:34 AM

| Subject Property | |
|------------------------|--|
| Parcel | 231243 |
| Owner | PASTOR MELISSA AKA MELISSA E & RAMIREZ EDGAR NOEL OSORIO |
| Address | 2712 MAHONING RD NE CANTON OH 44705-3330 |
| Mailing Address Line 1 | PASTOR MELISSA E |
| Mailing Address Line 2 | 908 5TH ST NW |
| Mailing Address Line 3 | CANTON OH 44705 |
| Legal Description | 23312,41148 WH EA |
| Last Inspected | 12/08/2017 |
| Property Class | COMMERCIAL |
| DTE Classification | 447 - OFFICE BLDG, 1-2 STORY, WALK-UP |
| Tax District | 00020 CANTON CITY - CANTON CSD |
| School District | 7602 CANTON CSD |
| Township | MCKINLEY TOWNSHIP |
| City | CANTON CITY |
| Neighborhood | 002-02-99-01 |
| Map Routing Number | 02 029 04 1800 |

| Allotments | |
|------------------------------------|-----|
| Allotment | Lot |
| No Allotment Information Available | |

| Valuation Details | | | | | | |
|-------------------|----------------------|---------------------|--------------------------|-------------------------|-----------------------|----------------------|
| Year | Appraised Land Value | Assessed Land Value | Appraised Building Value | Assessed Building Value | Appraised Total Value | Assessed Total Value |
| 2017 | \$8,100 | \$2,840 | \$18,100 | \$6,340 | \$26,200 | \$9,180 |
| 2016 | \$8,100 | \$2,840 | \$31,700 | \$11,100 | \$39,800 | \$13,940 |
| 2015 | \$8,100 | \$2,840 | \$31,700 | \$11,100 | \$39,800 | \$13,940 |
| 2014 | \$6,900 | \$2,420 | \$20,600 | \$7,210 | \$27,500 | \$9,630 |
| 2013 | \$6,900 | \$2,420 | \$20,600 | \$7,210 | \$27,500 | \$9,630 |
| 2012 | \$6,900 | \$2,420 | \$20,600 | \$7,210 | \$27,500 | \$9,630 |
| 2011 | \$6,900 | \$2,420 | \$20,600 | \$7,210 | \$27,500 | \$9,630 |
| 2010 | \$6,900 | \$2,420 | \$20,600 | \$7,210 | \$27,500 | \$9,630 |
| 2009 | \$16,300 | \$5,710 | \$33,000 | \$11,550 | \$49,300 | \$17,260 |
| 2008 | \$15,900 | | \$41,200 | | \$57,100 | \$19,990 |

| Land Details | | | | | | | | |
|---------------|---------|----------|-------|-------------|--------|--------|-------|---------|
| Description | Acreage | Frontage | Depth | Area (sqft) | Method | Rate | Adj % | Value |
| BUILDING SITE | | | | 6,720 | SF | \$.60 | 0 | \$2,700 |
| RESERVE | | | | 15,328 | SF | \$.40 | 0 | \$4,100 |

| Sales Details | | | | | | |
|---------------|-------------------|-----------------|-------------------|-------------|------------|---------------|
| Date | Work Order Number | Work Order Year | Number Of Parcels | Arms Length | Sale Price | Taxable Value |
| 6/19/2017 | 006954 | 2017 | 1 | NO | \$0 | \$19,990 |
| 2/28/2017 | 002031 | 2017 | 1 | YES | \$15,000 | \$19,990 |
| 11/30/2007 | 14457 | 2007 | 1 | NO | \$14,000 | \$19,990 |
| 7/11/2007 | 8479 | 2007 | 1 | NO | \$38,000 | \$19,990 |
| 12/31/1997 | 15908 | 1997 | 0 | NO | \$0 | \$12,390 |

DEFENDANT'S
EXHIBIT

C

Details for Primary Building 7691161

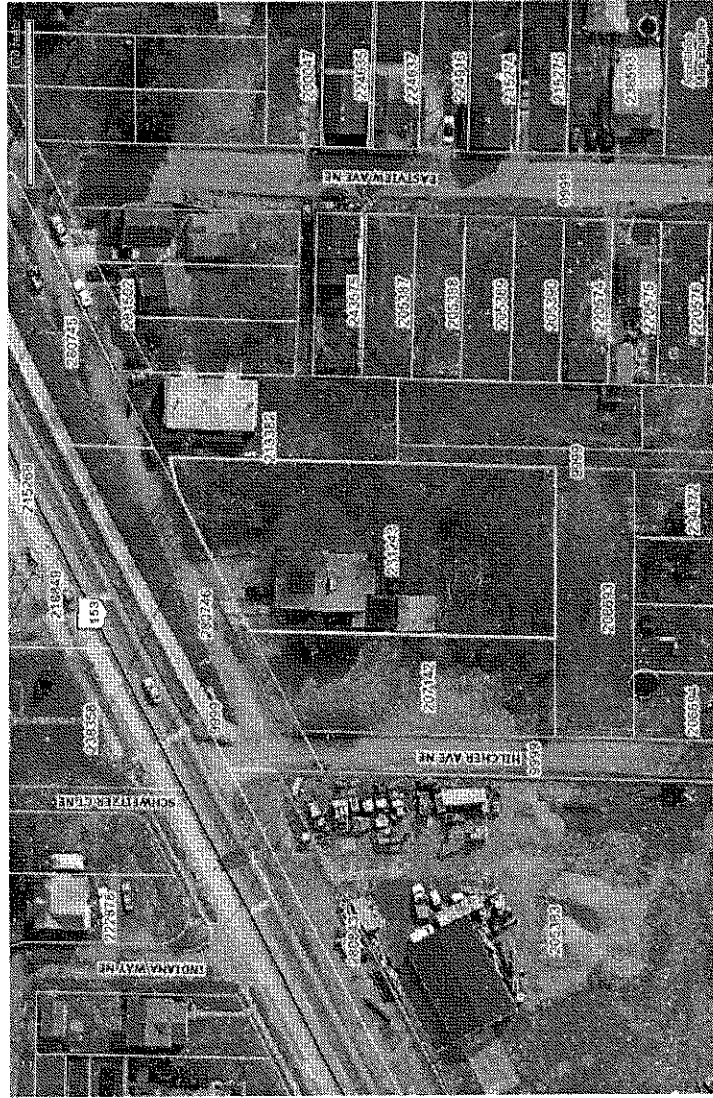
| | | | | | |
|-------------------|-----------------------------|-------------------------|-----------|----------------------|----------|
| Building Type | 70 - RESIDENTIAL CONVERSION | Construction Type | 2 - BRICK | Full Baths | 1 |
| Year Built | 1916 | Quality Basement Finish | 0 - NONE | Half Baths | 0 |
| Number Of Stories | 1.00 | Percent Complete | 100 | Basement | 1 - FULL |
| Condition | 4 - FAIR | Heat Type | GAS | Number Of Fireplaces | 1 |
| Living Area | 1376 | Central Air | NO | Family Room | NO |
| Quality Grade | 90 | Number Of Bedrooms | 2 | Primary Value | \$17,700 |

Details for Improvement 6601740

| | | | | | |
|-------------------|----------------|--------------------|---------------|------------|------|
| Building Type | 406 - CONCRETE | Adjustment Percent | 0 | Year Built | 1980 |
| Number Of Stories | NOT AVAILABLE | Value | 700 | Reason | - |
| Frontage | 0.00 | Common Walls | NOT AVAILABLE | Condition | FAIR |
| Depth | NOT AVAILABLE | Construction Type | NOT AVAILABLE | Grade | 90 |
| Area (sqft) | 700 | Height | NONE | Value | 700 |

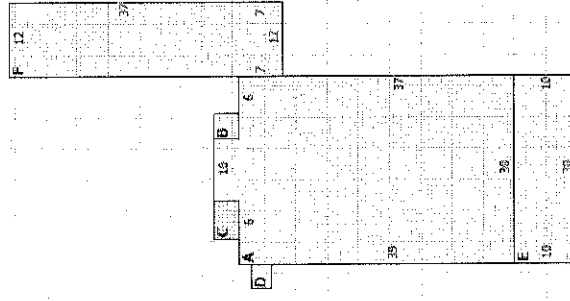
Details for Improvement 6601739

| | | | | | |
|-------------------|-----------------------|--------------------|--------------------|------------|------|
| Building Type | 310 - FENCING - CHAIN | Adjustment Percent | 0 | Year Built | 1980 |
| Number Of Stories | 1 | Value | 0 | Reason | - |
| Frontage | 0.00 | Common Walls | NOT AVAILABLE | Condition | POOR |
| Depth | NOT AVAILABLE | Construction Type | LIGHT/MEDIUM STEEL | Grade | 80 |
| Area (sqft) | 500 | Height | 5 | Value | 0 |



Scale: 8ft.

| | | |
|---|------|-----------|
| A | 70 | 1360 sqft |
| B | A1FR | 16 sqft |
| C | P1BR | 24 sqft |
| D | L1FR | 12 sqft |
| E | P1FR | 300 sqft |
| F | G1FR | 528 sqft |



231243 Building ID 7691161